

CHAPTER IV

AREA NO. 1 - DENSITY AND LAND USE REQUIREMENTS

Annexation Area No. 1 meets the standards for annexation in the following manner:

1. The area is contiguous to the city's boundaries.
2. Approximately one-fourth or 24.2 percent of the aggregate external boundaries of the area coincide with the present city limits. State Statutes require only 12.5 percent. The total external boundary of Area 1 is 17,834.77 feet or 3.38 miles of which 4,248.66 feet or 24.2 percent is contiguous with the city limits.
3. No part of Area 1 is included within the boundary of another incorporated municipality.
4. In addition, Area 1 is developed for urban purposes, while required to meet only one of three alternative standards of G. S. 160.453.16(c), actually meets two.
 - a) Area 1 has population density of 2.1 persons for each acre of land included within its boundaries. A minimum density of 2 persons per acre is required for annexation. There are 368 acres of land within Area 1 upon which 227 dwelling units are located. The average household size was assumed to be 3.32 persons per dwelling unit making a total of 754 persons or 2.1 persons per acre.
 - b) Area 1 is subdivided into lots and tracts so that 68 percent of the total acreage consists of lots and tracts five acres or less in size and so that 93 percent of the total number of lots and tracts are one acre or one less in size. This exceeds the 60 percent required by State Legislation.

There are 249.2 acres of land in Area 1 subdivided into lots and tracts of five acres or less. This is 68 percent of the total acreage. There are 562 lots or tracts of one acre or less which is 93 percent of the total 606 lots in Area 1.

Maps showing land use, legal description of the area and water and sewer facilities accompany this section.